Project Statement for 2211 E Boulder St

Proposed Project:

The proposed project is being submitted for the allowed conditional use of recreational marijuana cultivation at 2211 E Boulder St, which is currently being utilized as a medical marijuana cultivation facility. The terms in the lease with the property owner, Flywheel, LLC, allow for the conditional use of recreational cultivation. A pre-application meeting with the planning department indicated a conditional use application is required for this facility to complete the proposed project.

Project Justification:

The site has been used as a medical marijuana cultivation facility as far back as 2014, and to the best of the applicant's knowledge has never been under scrutiny for unsecured product/property, unwanted smells/pollution, or any other adverse impacts on the surrounding area. There have been no prior code enforcement issues or cases brought against the owner of the property as well as no prior state (MED) or city issues or cases brought against the applicant. The applicant is in current good standing with the Colorado Secretary of State, The Colorado Marijuana Enforcement Division, and The City of Colorado Springs-Licensing Division, and is following all requirements for legal and compliant medical cultivation. Surrounding properties are also commercial businesses, with the applying business "blending in" with the surrounding properties. There will be no changes to the power and water usage, with all operational activities remaining in place as-is.

The project complies with all standards in the following ways:

*The site is located within an existing commercial zone district (Zone C-6), which potentially allows for the use of commercial recreational marijuana cultivation.

*The existing business holds current state cultivation (403-01467), city cultivation (0853624L), and wholesale tax (95031035-0001) licenses, which fit all required licensing requirements by the state/city, as well as all required certification by the Colorado Springs Fire Department and the Colorado Department Of Agriculture.

*No on-premises use, consumption, ingestion, or inhalation within the existing facility has been allowed, and no violations have been documented since the acquisition of the licenses by the applicant.

*The required ventilation and filtration systems were installed by the prior tenants 10+ years ago and have been properly maintained by the applicant since acquisition of the premises. No changes are required for the proposed project.

*The proposed project is solely for the addition of recreational marijuana cultivation privileges alongside the existing medical marijuana cultivation privileges. No physical changes will be made to the existing structure or surrounding areas, so there will be no changes or impacts to traffic/pedestrian activities. There will also be no changes within the staff, so there will be no parking impacts as well. No changes to the surrounding public infrastructure or the applicant's private property infrastructure will need to take place. Delivery of recreational product will happen in the same manner as medical product, so there will also be no changes as far as incoming/outgoing traffic. There will be no significant changes on an operational level, with the only visible change within the operation being the distinguishing of existing plants based on their corresponding REC/MED tag requirements. From both visual and engineering perspectives, no changes will occur to the premises or surrounding areas.

* The proposed project complies with all buffer requirements, as a review with planning staff indicates that no elementary or secondary schools, residential childcare facilities, drug or alcohol treatment facilities, or other wholesale medical marijuana cultivation facilities exist within 1,000 feet of the property.

*There have been no prior code enforcement issues or cases brought against the owner of the property as well as no prior state (MED) or city issues or cases brought against the applicant.

The statements made in this document are true to the best of my knowledge.

Sincerely,

Craig Clark, Manager, CC Ag, LLC